

058.A

0001

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

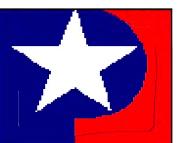
398,500 / 398,500

USE VALUE:

398,500 / 398,500

ASSESSED:

398,500 / 398,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		FRAZER RD, ARLINGTON

## OWNERSHIP

Unit #: 14

Owner 1:	MALDONIS JOANNE G
Owner 2:	
Owner 3:	

Street 1: 14 FRAZER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6051																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	398,500			398,500		126875
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	391,200	0	.	.	391,200	391,200	Year End Roll	12/18/2019
2019	102	FV	376,700	0	.	.	376,700	376,700	Year End Roll	1/3/2019
2018	102	FV	342,000	0	.	.	342,000	342,000	Year End Roll	12/20/2017
2017	102	FV	305,700	0	.	.	305,700	305,700	Year End Roll	1/3/2017
2016	102	FV	305,700	0	.	.	305,700	305,700	Year End	1/4/2016
2015	102	FV	289,800	0	.	.	289,800	289,800	Year End Roll	12/11/2014
2014	102	FV	275,300	0	.	.	275,300	275,300	Year End Roll	12/16/2013
2013	102	FV	275,300	0	.	.	275,300	275,300		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAUREL KELLEY	25506-496		7/24/1995		115,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/30/2017	1430	New Wind	10,375	C					10/16/2018	Measured	DGM	D Mann											
8/18/2003	695	Re-Roof						SPLI W/10 CONDO UN	8/24/2005	Info Fm Prmt	BR	B Rossignol											
									5/6/2000		197	PATRIOT											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Average			648-0135, Building Number 1.											
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average														
Prime Wall: 6	- Stucco			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good														
Color: WHITE				A Kits:	Rating:														
View / Desir: N	- NONE			Fppl: 0	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C	- Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1953	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 1	- 1st Floor														
Const Mod:				% Own:	10.500000000														
Lump Sum Adj:				Name:	36 - 6051														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD	- Good			24.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:	1	5	2	0					
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 4	- Carpet			Override:					%	Baths:									
Sec Floors:				Total:	24.5 %					Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Electric:							
Subfloor:				Basic \$ / SQ: 245.00				Rate				Heating:							
Bsmnt Gar:				Size Adj.: 1.02173913				Parcel ID				General:							
Electric: 3	- Typical			Const Adj.: 0.98990101				Typ				Totals	1	5	2				
Insulation: 2	- Typical			Adj \$ / SQ: 247.798				Date											
Int vs Ext: S				Other Features: 34903				Sale Price											
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.64999998															
# Heat Sys:				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 527786															
% Com Wall:				Depreciation: 129308															
				Depreciated Total: 398478															
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.A-0001-0009.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>			